

# Exmoor Farmers Livestock Auctions Ltd

## FOR SALE BY PRIVATE TREATY

**18.30 ACRES of PRODUCTIVE AGRICULTURAL LAND**

Near Knightacott Cross, Bratton Fleming, Barnstaple, North Devon EX31 4SF



**Guide Price: Excess of £150,000**

**Exmoor Farmers Livestock Auctions Ltd**

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## **DESCRIPTION**

An excellent opportunity to acquire 18.3 acres of pasture land with direct access from the council road and only a short distance from the A399 main road. The land is situated to the north east side of Bratton Fleming, a short distance from Knightacott Cross and is easily accessible.

The land is mainly level and gently sloping being divided into three enclosures, with hedge and bank boundaries and the benefit of natural water supply in several locations.

The land has predominantly been grazed with cattle in recent years and mown for fodder crops and is a productive block of pasture land

## **RURAL PAYMENTS AGENCY & SCHEMES**

The land is registered with the Rural Payments Agency. Currently not within any Countryside Stewardship or other environmental schemes. Therefore, the prospective purchaser has the opportunity to enter a scheme of their choice for either revenue and/or capital works.

## **METHOD OF SALE & POSSESSION**

The land is offered for sale by private treaty. The fields are freehold property with vacant possession upon completion.

## **VIEWING**

The Agents would be grateful if any prospective purchasers could contact them before viewing the land, so that the owners can be notified.

## **EASEMENTS, WAYLEAVES & RIGHTS OF WAY**

The property is offered for sale subject to and with the benefit of all matters contained in or referred to in the property and Charges Register of the Registered Title together with all public or private rights of way, wayleaves, easements and other rights of way whether these are specifically referred to or not.

## **PLANS, AREAS & SCHEDULES**

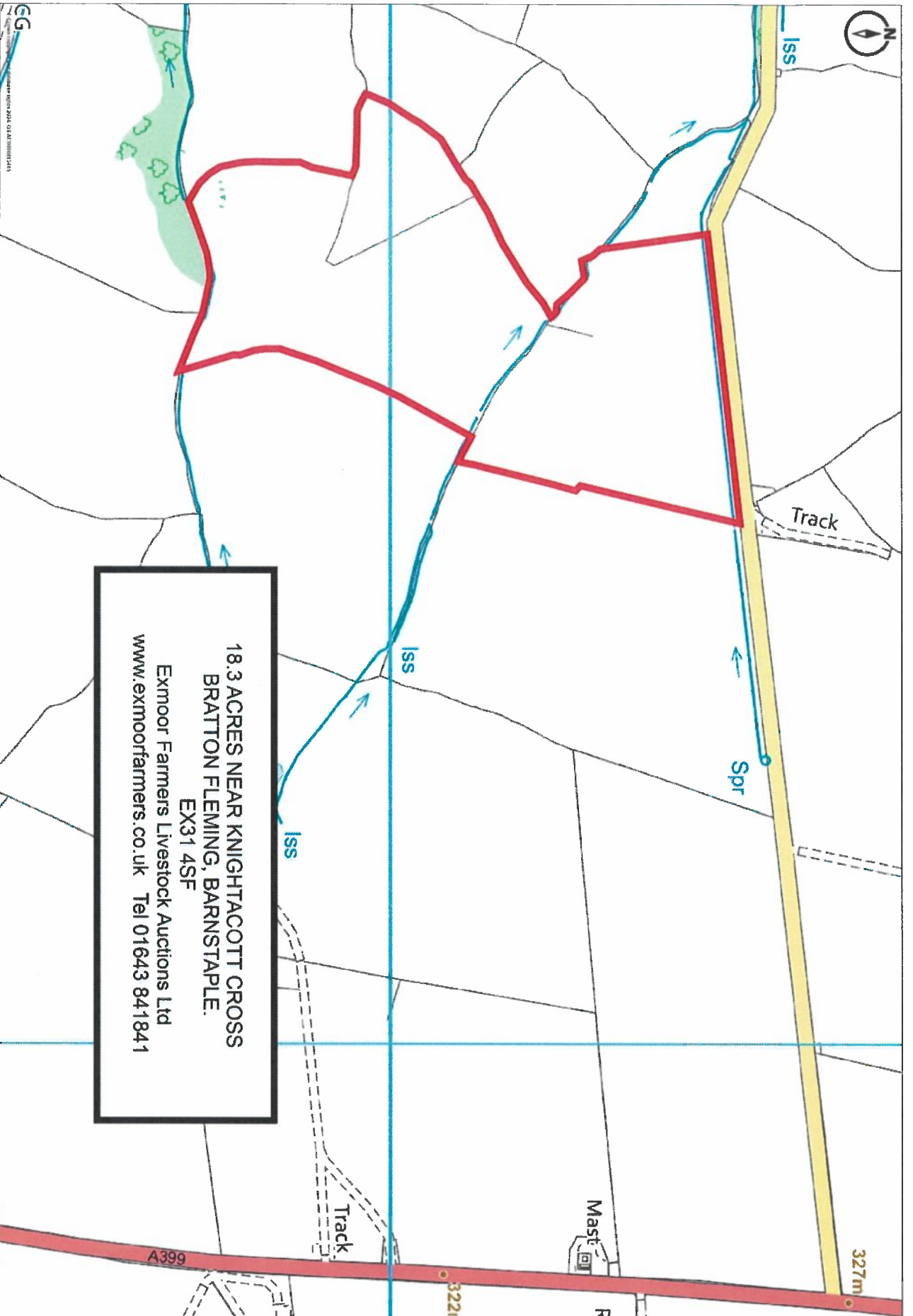
The plans are for identification purposes only.

## **OTHER INFORMATION**

A sale board is located at the gate providing access to the property from the council road.

### **Important Notice**

1. These particulars are prepared for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property.
2. All statements, whether written or verbal and whether contained in these Particulars or otherwise made, in relation to the property or its value are made without responsibility on the part of Exmoor Farmers or their Clients and no warranty or representation whatsoever is given in relation to such matters. Exmoor Farmers, nor any of its employees, has any authority to make or give any representation whatsoever in relation to the property.
3. Any areas, measurements or distances given are approximate only.



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